045.0	0007	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,070,600	/	1,070,600
USE VALUE:	1,070,600	/	1,070,600
ASSESSED:	1,070,600	/	1,070,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148	-150	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JRWH LLC
Owner 2:	
Owner 3:	
Street 1:	44 FIRE ROAD 12
Street 2:	
Twn/City:	LUNENBURG
St/Prov:	MA Cntry: Own Occ: N
Postal:	01462 Type:

PREVIOUS OWNER

Owner 1:	HAN JENNIFER ROEY WU -
Owner 2:	-
Street 1:	148 WARREN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,698 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3436 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4698.000	616,900	4,900	448,800	1,070,600
Total Card	0.108	616,900	4,900	448,800	1,070,600
Total Parcel	0.108	616,900	4,900	448,800	1,070,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.58 | /Parcel: 311.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	32048
GIS Ref	
GIS Ref	
Insp Date	11/18/18

!3848!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	617,000	4900	4,698.	448,800	1,070,700	1,070,700	Year End Roll	12/18/2019
2019	104	FV	449,000	4900	4,698.	476,800	930,700	930,700	Year End Roll	1/3/2019
2018	104	FV	449,000	4900	4,698.	347,800	801,700	801,700	Year End Roll	12/20/2017
2017	104	FV	420,900	4900	4,698.	302,900	728,700	728,700	Year End Roll	1/3/2017
2016	104	FV	420,900	4900	4,698.	258,000	683,800	683,800	Year End	1/4/2016
2015	104	FV	374,800	4900	4,698.	252,400	632,100	632,100	Year End Roll	12/11/2014
2014	104	FV	374,800	4900	4,698.	207,500	587,200	587,200	Year End Roll	12/16/2013
2013	104	FV	390,100	4900	4,698.	197,500	592,500	592,500		12/13/2012

PRINT

Date	Time
12/10/20	18:59:26

LAST REV

Date	Time
07/16/20	10:52:57
jorourke	
3848	

USER DEFINED

Prior Id # 1:	32048
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3848

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAN JENNIFER RO	74195-236	1	2/27/2020	Convenience	1	No	No		
MURPHY JOHN B/	73886-199	1	12/23/2019	Estate/Div	1,130,000	No	No		
CHAREST FRANCIS	12637-440		5/28/1974		54,900	No	No		William deceased John B Murphy was willed pro

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2009	923	Dormers	9,500	C		G	GROWTH	INT DRMR FITUP/RER
8/25/2009	757	Dormers	30,000			G	GROWTH	new dormers on eit

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	Mail Update	JO	Jenny O
2/5/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
11/18/2018	MEAS&NOTICE	CC	Chris C
2/10/2010	Info Fm Prmt	BR	B Rossignol
1/9/2009	Meas/Inspect	189	PATRIOT
3/6/2000	Measured	263	PATRIOT
3/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4698		Sq. Ft.	Site		0	80.	1.19	1									448,753						448,800	

Total AC/HA: 0.10785 | Total SF/SM: 4698 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 448,753 | Spl Credit | Total: 448,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95558786
Const Adj.:	0.98990101
Adj $ / SQ:	160.809
Other Features:	133500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	757854
Depreciation:	140961
Depreciated Total:	616893

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	6	3	1
Totals			
2	12	5	

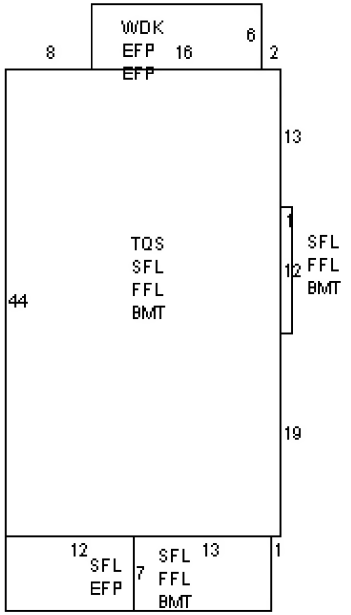
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	160.81
Special Features:	0	Val/Su Net:	122.04
Final Total:	616900	Val/Su SzAd	179.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,331	160.810	214,037
BMT	Basement	1,247	48.240	60,159
FFL	First Floor	1,247	160.810	200,529
TQS	3/4 Story	858	160.810	137,974
EFP	Enclos Porch	276	36.710	10,133
WDK	Deck	96	15.840	1,520

Net Sketched Area: 5,055 | Total: 624,352

Size Ad 3436 | Gross Are 5341 | FinArea 3436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1927	21.58	T	40	104			4,900			4,900

More: N | Total Yard Items: 4,900 | Total Special Featues: | Total: 4,900